

018.0

0004

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
784,800 / 784,800

APPRAISED:

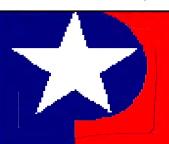
784,800 / 784,800

USE VALUE:

784,800 / 784,800

ASSESSED:

784,800 / 784,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		ELIOT RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILSON ANNE V	
Owner 2:	
Owner 3:	

Street 1: 44 ELIOT ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: MOLINOFF MARK J/MARGARET -
Owner 2: -
Street 1: 44 ELIOT ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 6,791 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Asbestos Exterior and 1208 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6791		Sq. Ft.	Site		0	85.	0.92	2									530,173						530,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							12765
							GIS Ref
							GIS Ref
							Insp Date
							11/08/17

PREVIOUS ASSESSMENT							Parcel ID	018.0-0004-0008.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	254,900	0	6,791.	530,200	785,100	785,100
2019	101	FV	216,100	0	6,791.	686,100	902,200	902,200
2018	101	FV	216,100	0	6,791.	436,600	652,700	652,700
2017	101	FV	216,100	0	6,791.	399,200	615,300	615,300
2016	101	FV	216,100	0	6,791.	324,300	540,400	540,400
2015	101	FV	203,500	0	6,791.	324,300	527,800	527,800
2014	101	FV	203,500	0	6,791.	295,600	499,100	499,100
2013	101	FV	203,500	0	6,791.	281,300	484,800	484,800

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
MOLINOFF MARK J	1264-104		2/14/2003		469,000
SCEARBO DANIEL	1252-24		5/13/2002		430,000
	1199-106		1/13/1999	Family	1
				No	No
				Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/19/2012	508	Manual	1,500					add 4 supply 1 ret	11/8/2017	TTL REFUSAL	BS	Barbara S											
2/24/2012	175	Addition	104,300					add 1st floor add.	2/23/2009	Meas/Inspect	163	PATRIOT											
1/15/2010	26	Re-Roof	5,400						10/12/1999	Measured	243	PATRIOT											
7/17/2002	559	Foundati	4,000	O		G4	GR FY04	FOUNDATION PERMIT	6/28/1999		PM	Peter M											
2/3/1999	66	Add Bath	10,200					ADD 1/2 BATH-REM K															
3/15/1993	63		2,000					REMODEL PORCH															
2/16/1993	36	Manual	2,000					REP/TERMITIC DAMAGE															

Sign: VERIFICATION OF VISIT NOT DATA / / /

